



CITY OF MORGAN HILL
COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

17555 Peak Avenue Morgan Hill CA 95037 (408) 779-7247 Fax (408) 779-7236
Website Address: www.morgan-hill.ca.gov / Email: General@ch.morgan-hill.ca.gov

PLANNING COMMISSION

TUESDAY, AUGUST 8, 2006

CITY COUNCIL CHAMBERS
CIVIC CENTER
17555 PEAK AVENUE
MORGAN HILL, CA

COMMISSIONERS

CHAIR ROBERT J. BENICH
VICE-CHAIR ROBERT L. ESCOBAR
COMMISSIONER H. GENO ACEVEDO
COMMISSIONER SUSAN KOEPP-BAKER
COMMISSIONER MIKE R. DAVENPORT
COMMISSIONER RALPH LYLE
COMMISSIONER JOSEPH H. MUELLER

REGULAR MEETING - 7:00 P.M.

***** A G E N D A *****

NOTICE TO THE PUBLIC

The following policies shall govern the conduct of the Planning Commission meetings:

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
 - *Those supporting the application*
 - *Those opposing the application*
 - *Those with general concerns or comments*
 - *Presentations are limited to 5 minutes*

PLANNING COMMISSION MEETING AGENDA

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DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT

OPEN PUBLIC COMMENT PERIOD (5 MINUTES)

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

MINUTES: June 27, 2007

PUBLIC HEARINGS:

- 1) **SUBDIVISION, SD-06-03: COCHRANE-MISSION RANCH:** A request for approval of a 72 lot subdivision of a 15 acre site located on the east side of Mission View Dr. south of Avenida De Los Padres. (APNs 728-32-001, 002, 003, & 728-33-001)

Recommendation: Open Public Hearing/ Adopt Resolution approving request.

- 2) **ZONING AMENDMENT, ZA-05-15/SUBDIVISION, SD-05-15/DEVELOPMENT AGREEMENT, DA-5-10: BARRETT-SYNCON:** A request for approval of a precise development plan for a 52 unit single family development proposed on a 13.5 acre site located between San Pedro Ave. and Barrett Ave. immediately south of San Ramon Dr. Also requested is the approval of an 18 lot subdivision map and development agreement. (APNs 817-59-060 and 817-57-001)

Recommendation: Open Public Hearing/Approve Mitigated Negative Declaration/Adopt Resolutions with recommendation to forward to the City Council for approval of requests.

- 3) **USE PERMIT, UP-06-05: TENNANT-RODRIGUES:** A request for approval of a conditional use permit to allow retail uses in a new 11,600-sf building proposed within the ML, Light Industrial Zoning District. The subject site is approximately three acres in size and is located at the northwest corner of Tennant Ave. and the railroad tracks (375 Tennant Ave.) (APN 817-05-069).

Recommendation: Open Public Hearing/Adopt Resolution approving request.

- 4) **ZONING AMENDMENT, ZA-05-14/SUBDIVISION, SD-05-14/DEVELOPMENT AGREEMENT, DA-05-13: JARVIS-SOUTH VALLEY DEVELOPERS:** A request for approval of a development agreement, Planned Unit Development (PUD) overlay, and precise development plan for the construction of a 229-unit multi-family project referred to as Madrone Plaza. The project site is approximately 15.8 acres in size, and is located at the southeast corner of Cochrane Rd. and Monterey Rd. in an R3 zoning district. The applicant is also requesting approval to subdivide approximately 9.3 acres of the overall 15.8-acre site to create townhome and condominium lots for 134 dwelling units. The remaining 95 units of the 229-unit project will be created under a separate subdivision application (APNs 726-25-076 & -077).

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Recommendation: Open Public Hearing/Approve Mitigated Negative Declaration/Adopt Resolutions with recommendation to forward to the City Council for approval of requests.

- 5) **SUBDIVISION, SD-06-06/DEVELOPMENT AGREEMENT, DA-06-03: JARVIS-SOUTH COUNTY HOUSING:** A request for approval of a development agreement and tentative map to subdivide an approximate 6.5-acre site for the construction of 95 multi-family units. The subject site is part of a larger 229-unit project referred to as Madrone Plaza which is approximately 15.8 acres in size and located at the southeast corner of Cochrane Rd. and Monterey Rd. in an R3 zoning district. The remaining 134 dwelling units of the overall 229-unit project will be created under a separate subdivision application (APN 726-25-077).

Recommendation: Open Public Hearing/Approve Mitigated Negative Declaration/Adopt Resolutions with recommendation to forward to the City Council for approval of requests.

- 6) **ZONING AMENDMENT, ZA-04-05: CITY OF M.H.- ADOPTION OF HISTORIC CONTEXT STATEMENT:** The Planning Commission is requested to review and provide comments on the Historic Context Statement.

Recommendation: Adopt Resolution recommending Council adoption of the Historic Context Statement.

THE AUGUST 22, 2006 MEETING HAS BEEN CANCELED.

TENTATIVE UPCOMING AGENDA ITEMS FOR THE SEPTEMBER 12, 2006 MEETING:

- **ZA-06-05: Ginger-Custom One**
- **SD-05-08: Ginger-Custom One**
- **DA-05-08: Ginger-Custom One**
- **ZA-06-04: San Pedro-Alcini**
- **SD-06-05: San Pedro-Alcini**
- **DA-06-02: San Pedro-Alcini**
- **ZA-06-10: Del Monte-Giovanni**
- **SD-05-11: Del Monte-Giovanni**
- **DA-05-09: Del Monte-Giovanni**
- **ZA-06-09: Myrtle-Latala**
- **ZAA-05-11: City of M.H.-Downtown Administrative Use Permit Amendment**
- **ZA-06-12: City of M.H.-Text Amendment for Exceptions & Modifications Chapter 18.56**
- **ZA-06-13: City of M.H.-Text Amendment to Chapter 18.12 & Chapter 18.14 to allow up to 25% multi-family & 25% single-family detached dwellings in the respective zoning district.**
- **Review Draft Amended Redevelopment Plan and Draft Program EIR**

ANNOUNCEMENTS:

CITY COUNCIL REPORTS

ADJOURNMENT

SPEAKER CARD

IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.

NOTICE
AMERICANS WITH DISABILITY ACT (ADA)

The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.

NOTICE

NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.

NOTICE

The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.